



£225,000

KEY TENURE: Freehold

EPC RATING: C

COUNCIL TAX BAND: B

Stafford

Marston Road
Stafford Staffordshire



If you're searching for a spacious home full of character and within walking distance to the town centre, look no further! This charming four-bedroom terraced house has it all.

As you enter, you're greeted by a stunning hallway with original tiled flooring, leading to a generous living room, a separate dining room, a kitchen/breakfast area, a lobby, and a convenient lean-to with a guest WC on the ground floor. Upstairs, the first floor offers three well-sized bedrooms off a return gallery landing, along with a large family bathroom. Ascend further to the fully converted loft, where you'll find an impressive double bedroom complete with its own shower room. Outside, there's an enclosed paved courtyard perfect for relaxing and a rear parking area. This home also boasts a prime location with excellent commuter access to M6 Junction 14 and the mainline train station. With No Onward Chain, this property is ideal for first-time buyers and is sure to be in high demand—don't miss out! Call us today to arrange your viewing!

- Four Bedroom Terrace Home
- Living Room & Dining Room
- Kitchen/Breakfast & Lean To Store
- Four Spacious Bedrooms & Bathroom
- Front & Rear Courtyard & Extended Off Road Parking
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Porch

Being accessed through a double glazed sliding door, wood effect vinyl floor and double glazed window to the side elevation. A stained glass entrance door leads into:

Entrance Hall

Having stairs leading to the first floor landing, stairs lead down to the cellar. The hall also features the original tiled flooring and a radiator.

Living Room 14' 11" into bay x 12' 4" (4.55m into bay x 3.75m)

A spacious living room having wood effect laminate floor, radiator and double glazed walk-in bay window to the front elevation.

Dining Room 12' 11" x 9' 11" (3.93m x 3.02m)

Having a decorative original fire set within the chimney breast, wood effect laminate floor, radiator and double glazed window to the rear elevation.

Kitchen 15' 3" x 9' 2" (4.64m x 2.79m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with a cooker over hood and fridge freezer. Further appliance space, tiled splashbacks, tiled floor, wall mounted gas boiler, access to loft space and two double glazed windows to the side elevation.



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Guest WC 3' 5" x 4' 9" (1.04m x 1.45m)

Having a white suite including a wash hand basin in a vanity unit with chrome mixer tap and cupboard beneath and close coupled WC. Part tiled walls, tiled floor and double glazed window to the side elevation.

Lean To 6' 4" x 7' 5" (1.94m x 2.27m)

Having a range of base units with fitted work surfaces and space for appliances. Tiled floor, tiled splashbacks Upvc window to the side elevation and a double glazed door to the side elevation.

Cellar

First Floor Landing

Having stairs leading to the second floor landing.

Bedroom One 12' 1" x 10' 0" (3.69m x 3.05m)

A spacious double bedroom having a radiator, wood effect laminate floor and wo double glazed windows to the front elevation.

Bedroom Two 12' 10" x 10' 0" (3.90m x 3.04m)

A second double bedroom having wood effect laminate floor and double glazed window to the rear elevation.

Bedroom Three 8' 10" x 5' 11" (2.68m x 1.81m)

Having wood effect laminate floor, radiator and double glazed window to the front elevation.

Bathroom 7' 9" x 8' 10" (2.35m x 2.68m)

Having a white suite comprising of a free standing bath, separate shower cubicle with fitted mains shower and glazed screen, pedestal wash basin with chrome mixer tap and close coupled WC. Tiled walls, tiled floor, chrome towel radiator, downlights, loft access and double glazed window to the rear elevation.

Second Floor Landing

Leading to:

Bedroom Four 17' 1" x 11' 11" (5.20m x 3.62m)

A spacious double bedroom having built-in eaves storage, two radiators and two sky light windows. Agents note - there is restricted head height to part of the room.

Shower Room 6' 2" x 5' 6" (1.87m x 1.67m)

Having a white suite including a shower cubicle with main shower and glazed screen, wash hand basin in a vanity unit with chrome mixer tap and cupboard beneath and close coupled WC. Further eaves storage, tiled walls, chrome towel radiator and double glazed window to the rear elevation.

Outside - Front

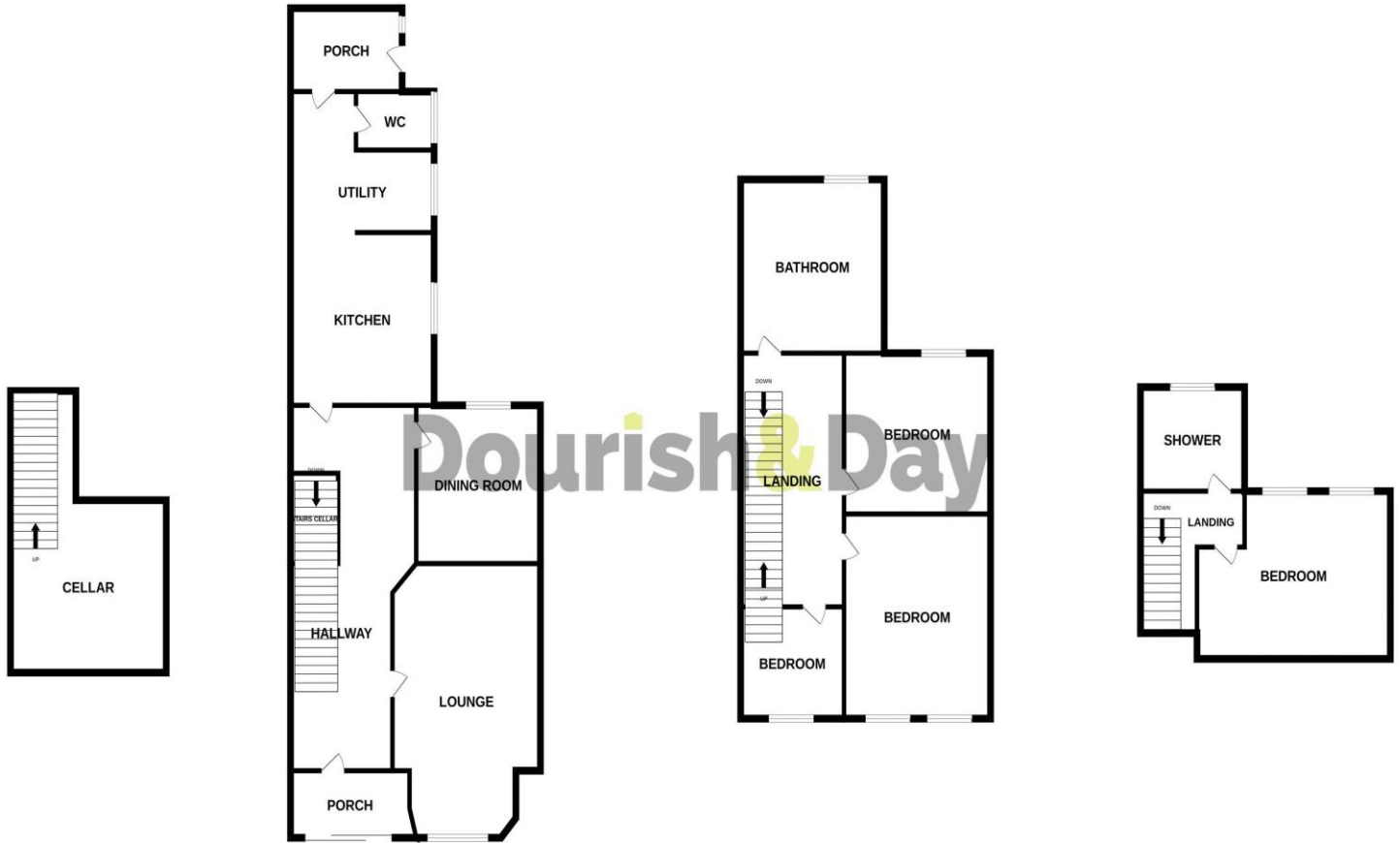
The property is approached through a timber gate which leads onto a brick courtyard which leads to the entrance porch.

Outside - Rear

The low maintenance rear garden includes a paved area and access through a wooden gate leads to a rear parking area with an additional paved garden area. The garden shed is included in the sale. and the house benefits from having vehicular rear access from the service road.



GROUND FLOOR 1ST FLOOR 2ND FLOOR 3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
		71	82

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